



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

234 5 Avenue S  
Magrath, Alberta

MLS # A2201033



**\$1,590,000**

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	COVERED WAGON RV PARK
Size:	5,000 sq.ft.
Zoning:	I/R

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

VERY NICE RV PARK AND CAMPGROUND WITH THE LAND 4.8 ACERS. GOOD LOCATION IN THE TOWN OF MAGRATH. IT IS LOCATED 15 MIN FROM SOUTH OF LETHBRIDGE, ONE HOUR FROM WATERTON PARK, 15 MINUTES FROM SAINT MARY RESERVOIR AND 20 MINUTES FROM JENSEN DAM. CANADA/US BORDER IS 30 MINUTES AWAY. IT HAS 45 RV SITES, 13 TENT SITE, THREE CABINS, HALL WITH 120 PERSON CAPACITY, OFFICE, STORAGE AND RESIDENTIAL HOUSE. EASY TO OPERATE. IT OPENS ONLY AROUND 6 MONTHS A YEAR.